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Matthew  
**Limb**  
MOVING HOME



*80 Ellerker Rise, Willerby, East Yorkshire, HU10 6EU*

- 📍 Open Views To Rear
- 📍 Immaculately Presented
- 📍 Three Double Bedrooms
- 📍 Council Tax Band = C
- 📍 Two Reception Rooms
- 📍 Dining Kitchen
- 📍 Driveway & Garden
- 📍 Freehold / EPC = C

**£269,950**

## INTRODUCTION

This immaculately presented property is ideally situated enjoying open views to the rear. The accommodation has the benefit of gas central heating to radiators, uPVC double glazing and briefly comprises an entrance hallway, sitting room/home office with small store situated off, spacious lounge with dual aspect and a dining kitchen with modern fittings and built in appliances. Upon the first floor are three double bedrooms with fitted wardrobes to the main bedroom. There is a bathroom with modern suite and shower facility.

The property occupies a lovely position with driveway to the front providing excellent parking and a lovely rear garden with lawn and patio areas enjoying stunning open views.

## LOCATION

Ellerker Rise is a particularly attractive street scene situated off Well Lane close to its junction of Main Street. Willerby is one of the areas most popular locations to the west of Hull. The villages of Willerby, Kirk Ella and Anlaby offer an excellent range of shops, shopping parks, recreational facilities and amenities in addition to well reputed schooling which lies nearby. Willerby shopping park is within easy walking distance and a number of supermarkets are to be found locally. The newly refurbished Haltemprice Sports Centre is easily accessible and the property is conveniently placed for access to Hull city centre, the Humber Bridge, the nearby towns of Cottingham and Beverley, in addition to travelling towards the A63/M62 motorway network.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALLWAY

With window to side and staircase leading to the first floor.





### *SITTING ROOM/HOME OFFICE*

10'3" x 8'0" approx (3.12m x 2.44m approx)  
Window to front elevation.



### *LOUNGE*

22'5" x 12'0" (narrowing to 7'9") approx (6.83m x 3.66m (narrowing to 2.36m) approx)  
With inset gas fire and marble hearth. The room enjoys a dual aspect with windows to front and rear.



## DINING KITCHEN



## KITCHEN AREA

11'4" x 8'9" approx (3.45m x 2.67m approx)

With modern shaker style base and wall units with contrasting worksurfaces and upstands, one and a half sink and drainer with mixer tap, double oven, microwave and induction hob with extractor above. There is plumbing for a washing machine and dishwasher. Windows to rear and external access door to side.



### *DINING AREA*

12'4" x 8'1" approx (3.76m x 2.46m approx)  
Window to side. Useful storage cupboard.



### *FIRST FLOOR*

#### *LANDING*

With airing cupboard, storage cupboard and loft access hatch.



### *BEDROOM 1*

14'9" x 9'1" approx (4.50m x 2.77m approx)

With fitted wardrobes and overhead storage. Window to front elevation.



### BEDROOM 2

13'1" x 7'6" approx (3.99m x 2.29m approx)

Window to rear with lovely open countryside views.



### BEDROOM 3

11'8" x 8'4" approx (3.56m x 2.54m approx)

Window to front elevation.



## BATHROOM

With modern suite comprising a bath with shower over and screen, wash hand basin and low flush W.C. Tiling to walls, window to rear.



## OUTSIDE

The property occupies a lovely position with driveway to the front providing excellent parking and a lovely rear garden with lawn and patio areas enjoying stunning open views.





*PATIO*



*REAR VIEW OF PROPERTY*



*OPEN COUNTRYSIDE VIEWS*



## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band C. We would recommend a purchaser make their own enquiries to verify this.

## FIXTURES & FITTINGS

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

## VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

## AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Matthew Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

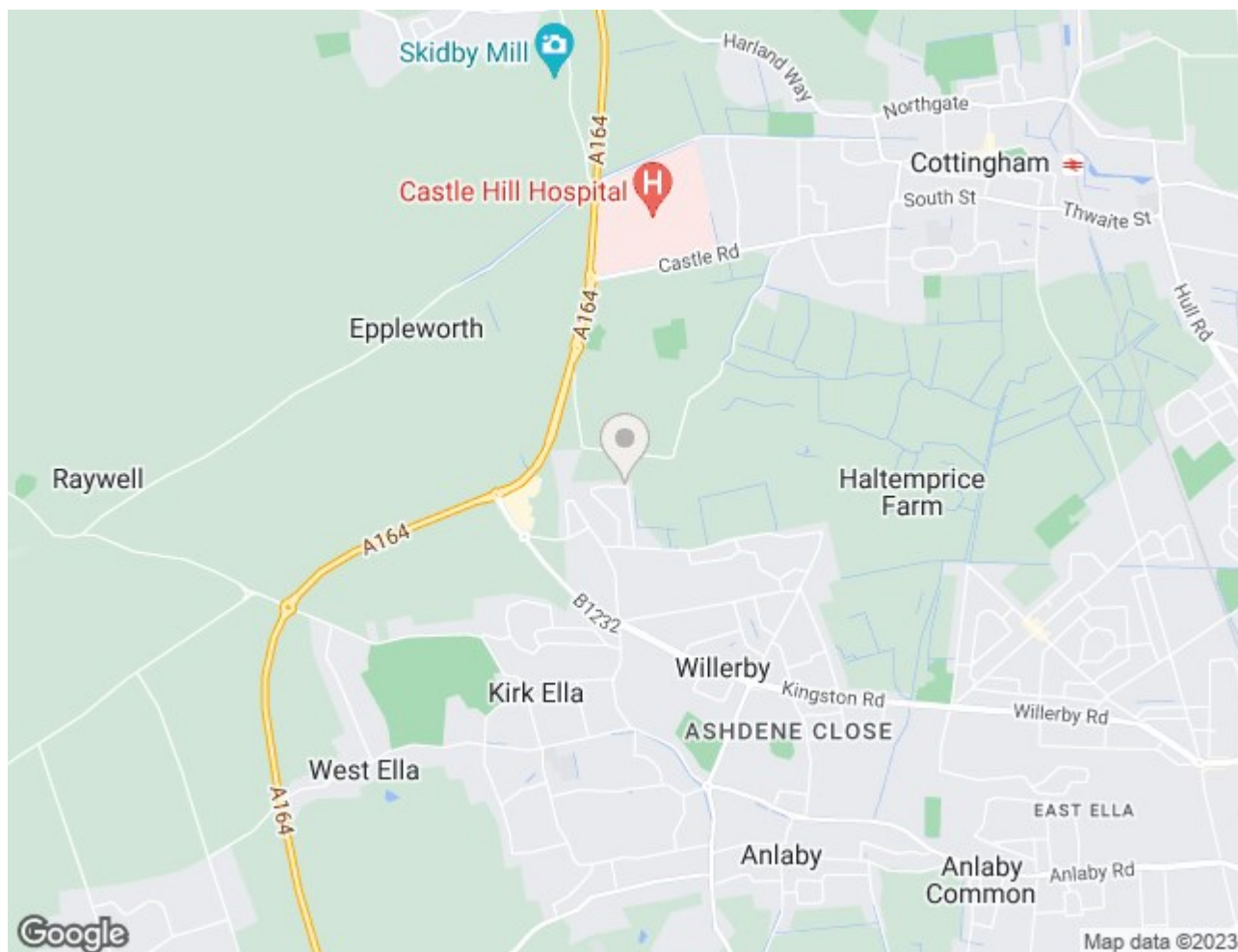
## PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

## VALUATION SERVICE

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.





### Ground Floor

Approx. 59.8 sq. metres (643.2 sq. feet)



### First Floor


Approx. 42.4 sq. metres (456.6 sq. feet)



Total area: approx. 102.2 sq. metres (1099.9 sq. feet)



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	